

£1,250 Per Calendar Month

Osprey Gardens, Lee-On-The-Solent
PO13 8LJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE END OF JANUARY
- ❖ TWO DOUBLE BEDROOMS
- ❖ NEW KITCHEN
- ❖ NEW CARPETS THROUGHOUT
- ❖ UPSTAIRS BATHROOM
- ❖ CONSERVATORY
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ LOW MAINTENANCE GARDEN
- ❖ CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION

A well-presented two bedroom terraced house to let in the popular Osprey Gardens, Lee-on-the-Solent, available from the end of January.

The property has been refreshed with new carpets and a new kitchen and offers well-proportioned accommodation throughout. The ground floor comprises a modern fitted kitchen, a comfortable living area, and a bright conservatory providing additional reception space with access to the rear garden.

Upstairs features an upstairs bathroom and two double bedrooms.

Externally, the property benefits from a low maintenance rear garden, ideal for easy upkeep, and two allocated parking spaces located in the road.

Conveniently situated in a quiet residential area, the home is well placed for local amenities, schools, and transport links. Early viewing is recommended.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for

replacement of lost keys or other security devices;

- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

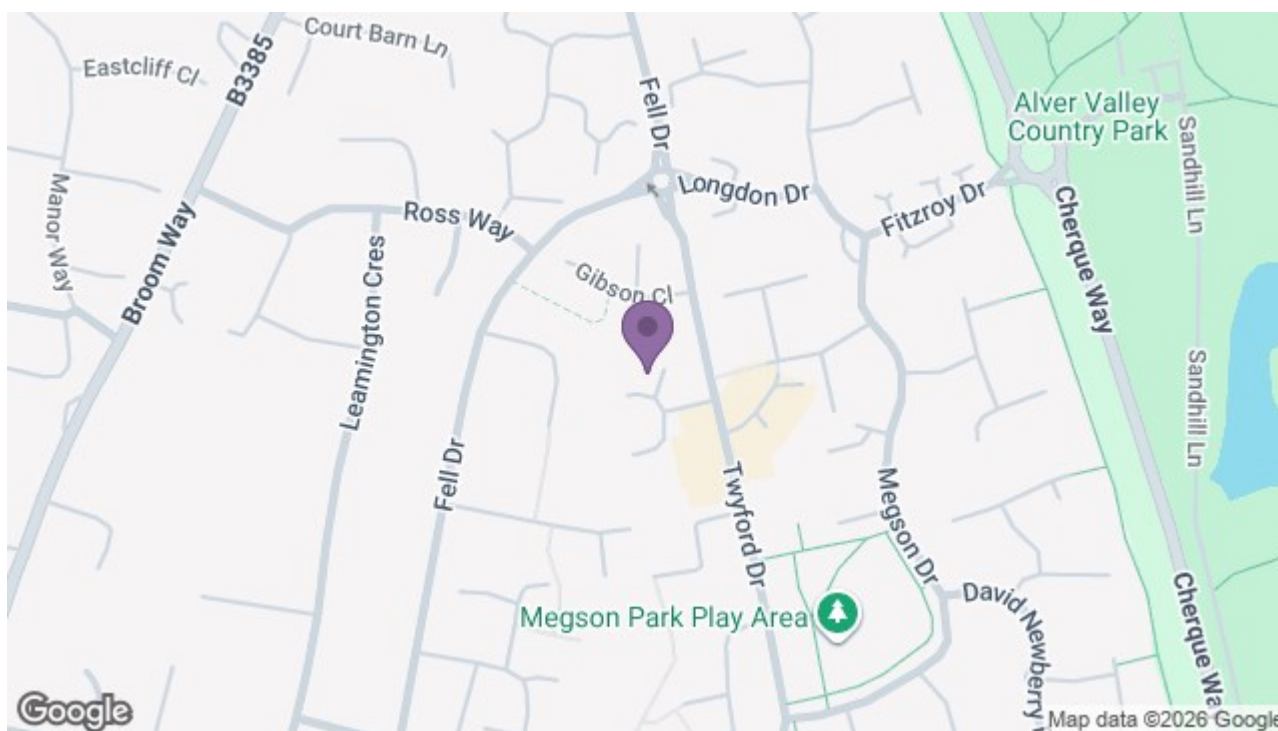
Disclaimer

Please note that some images have been enhanced using AI-generated visuals to illustrate the proposed appearance of the new carpets and kitchen flooring. These images are for guidance purposes only and may not represent the exact final finish, colour, or specification. Prospective tenants are advised to rely on their own inspection and the agreed specifications at the time of letting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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